

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **King County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$58,891,302**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 14			
% of Funds Committed	89.41 %	90.52 %	11	90.66 %	36	40	
% of Funds Disbursed	85.83 %	85.13 %	7	81.06 %	67	66	
Leveraging Ratio for Rental Activities	7.4	7.02	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.89 %	94.53 %	9	81.27 %	75	51	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.01 %	79.58 %	5	68.23 %	73	66	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.36 %	93.66 %	8	79.86 %	93	76	
% of 0-30% AMI Renters to All Renters***	61.16 %	63.54 %	8	44.82 %	87	79	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.06 %	1	94.65 %	100	100	
Overall Ranking:			In State:	8 / 14	Nationally:	95	91
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$19,502	\$24,922		\$25,419	1,689 Units	72.80 %	
Homebuyer Unit	\$19,002	\$19,484		\$14,530	137 Units	5.90 %	
Homeowner-Rehab Unit	\$12,273	\$19,574		\$20,251	495 Units	21.30 %	
TBRA Unit	\$0	\$1,699		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): King County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$105,080	\$128,080	\$13,660
State:*	\$113,276	\$108,060	\$24,455
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	54.9	65.7	83.4	0.0
Black/African American:	16.4	11.7	6.1	0.0
Asian:	6.4	17.5	1.0	0.0
American Indian/Alaska Native:	1.1	0.7	1.4	0.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.4	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0
Asian and White:	0.2	0.0	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.1	0.0	0.0	0.0
Other Multi Racial:	1.3	0.0	0.4	0.0
Asian/Pacific Islander:	2.1	0.0	2.2	0.0

ETHNICITY:

Hispanic	16.9	4.4	5.1	0.0
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HOUSEHOLD SIZE:

1 Person:	33.0	30.7	32.9	0.0
2 Persons:	25.8	18.2	24.4	0.0
3 Persons:	18.1	21.2	11.1	0.0
4 Persons:	12.8	13.9	13.5	0.0
5 Persons:	6.3	8.8	10.7	0.0
6 Persons:	2.5	2.9	3.4	0.0
7 Persons:	1.0	2.2	2.2	0.0
8 or more Persons:	0.5	2.2	1.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.7	28.5	15.4	0.0
Elderly:	14.8	5.8	34.3	0.0
Related/Single Parent:	34.0	32.8	21.4	0.0
Related/Two Parent:	21.3	29.2	25.5	0.0
Other:	7.2	3.6	3.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.4	0.0 [#]
HOME TBRA:	0.0	
Other:	3.8	
No Assistance:	71.8	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): King County Consortium

State: WA

Group Rank: 95
(Percentile)

State Rank: 8 / 14 PJs

Overall Rank: 91
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	95.89	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	80.01	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.36	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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